

CITY OF GEORGETOWN

ORDINANCE NO. 19-027

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING A TOTAL OF 17.311 ACRES LOCATED AT 1140 EAST MAIN STREET EXTENDED IN GEORGETOWN, SCOTT COUNTY, KENTUCKY FROM A-1 TO R-2.

SPONSORS: Todd Stone and Connie Tackett

WHEREAS, the application of the Drake Family Trust, whose address is 11211 N. 44th Ct., Phoenix, AZ 85028, and the Kathryn Drake DiTardi Living Trust, whose address is 6830 N. Lexington Lane, Niles, IL 60714 ("Grantors"), having been filed with the Georgetown-Scott County Planning Commission requesting a zoning classification change of certain real property consisting of 17.311 acres located at 1140 East Main Street Extended in the City of Georgetown, Scott County, Kentucky, as more particularly described in EXHIBIT "A" attached hereto and incorporated by reference herein, from A-1 (Agricultural) to R-2 (Residential); and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 12th day of September, 2019, pursuant to notice according to law and with a quorum present and voting; and

WHEREAS, after taking testimony on the application and fully considering same, the Planning Commission voted to make certain findings of fact and to recommend approval of the application to the Georgetown City Council; and

NOW, THEREFORE, be it ordained by the City of Georgetown, Kentucky:

SECTION ONE

That the Findings of Fact and Recommendations of the Planning Commission are hereby adopted and incorporated herein as if fully copied at length.

SECTION TWO

That the Georgetown-Scott County official zoning map is hereby amended to show a change in the zoning classification for certain real property consisting of 17.311 acres located at 1140 East Main street Extended in the City of Georgetown, Scott County, Kentucky, as more particularly described in EXHIBIT "A" attached hereto and incorporated by reference herein, from

A-1 (Agricultural) to R-2 (Residential). Such amendment is hereby made expressly contingent upon and effective only after the passage and effectiveness of the Ordinance annexing the Property into the city limits of the City of Georgetown.

SECTION THREE

That the Georgetown-Scott County Planning Commission is hereby directed to show this zoning classification change on the official zoning map and to make reference to the number of this Ordinance.

SECTION FOUR

If any portion of this Ordinance is for any reason held invalid or unlawful, such portion shall be deemed a separate provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION FIVE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION SIX

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: October 28, 2019

PUBLICLY READ SECOND TIME AND PASSED: November 25, 2019

APPROVED: _____


Tom Prather, Mayor

ATTEST: _____


Tracie Hoffman, City Clerk

CITY OF GEORGETOWN

ORDINANCE NO. 2019-027

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING A TOTAL OF 17.311 ACRES LOCATED AT 1140 EAST MAIN STREET EXTENDED IN GEORGETOWN, SCOTT COUNTY, KENTUCKY, FROM A-1 TO R-2.

SUMMARY

1. Rezoning 17.311 acres located at 1140 East Main Street Extended, Georgetown, Kentucky, from A-1 (Agricultural) to R-2 (Residential).
2. Provides for an effective date upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: October 28, 2019

PUBLICLY READ SECOND TIME AND PASSED: November 25, 2019

APPROVED:


Tom Prather, Mayor

ATTEST:


Tracie Hoffman, City Clerk

I, Devon Elise Golden, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 North Court Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 2019-027 of the City of Georgetown, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9), and is a true and accurate summary of the contents of said Ordinance.


Devon Elise Golden

RECEIVED

JUL 30 2019

2MA-2019-36

PLANNING COMMISSION



Georgetown-Scott County Planning Commission

Rezoning Application

Applicant Name: Philip David Drake, Trustee of the Drake Family Trust and
 Kathryn Drake DiTardi, Trustee of the Revocable Living Trust date
 4-27-2007

Project Name: Drake Zone Change Application

Date Filed: July 31, 2019 Required Fee: \$1,756.50 Date Fee Paid: 8-1-19 CLK 1042

Property Information:

SEE LEGAL DESCRIPTION
 ATTACHED.

Address: 1140 East Main Street Extended

Georgetown, KY 40324

Size of tract: 17.311 acres sq. ft.

Sanitary Sewer Available: ☒ yes ☐ no Existing Land Use (Ag., SF res, etc.): Ag

Requested Rezoning: From A-1 To: R-3

SEE PROPOSED DEVELOPMENT PLAN
 FILED HEREWITH.

Project Description (type of project, # of units or sq. ft., acres): Residential real estate development

A multi-family development with a total of 284 units.

All correspondence relating to this application should be mailed to:

Contact Person: R. Bruce Lankford Lankford & Lankford Attorneys at Law

Address: 300 East Main Street P. O. Box 513

Georgetown, KY 40324

Phone: (502) 863-4567 Fax: (502) 863-1150

rb1@lankfordlaw.com

Engineer/Reg. Land Surveyor/Consultant: Jonathan Hale, P.E.

Address: Thoroughbred Engineering P. O. Box 481

Lexington, KY 40588

Phone: (502) 863-1756 Fax:

j1h@thoroughbred.consulting

Owner(s) Information (Names of all property owners involved must be listed below):

Name: Drake Trust Address: 11211 N 44th Ct City/State: Phoenix AZ 85028 Phone:

Name: Address: City/State: Niles Phone:

Name: DiTardi Trust Address: 6830 N Lexington Ln City/State: IL 60714 Phone:

AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant or owner, representing ALL property owners involved in this request or holders of option on same, as listed above.

Name (print): R. BRUCE LANKFORD

Signature:

Address (if different than previously listed): same as above

Legal Description - Drake & DiTardi

A certain parcel of land located in Georgetown, Scott County, Kentucky with an address of 1140 East Main Street and more particularly described as follows:

Beginning at a point in the west right of way of I-75, said point also being at the intersection of the north right of way of East Main Street, said point being monumented by concrete right of way marker;

Thence leaving the west right of way of I-75 and with the north right of way of East Main Street for the following five (5) calls:

South 69°38'46" West a distance of 162.62 feet to a concrete right of way marker;

Thence South 69°57'12" West a distance of 98.81 feet to a concrete right of way marker;

Thence along a curve to the right with an Arc Length of 191.17 feet, with a radius of 425.32 feet, with a Chord Bearing of North 79°55'31" West and a Chord Length of 189.57 feet;

Thence North 68°17'00" West a distance of 121.20 feet;

Thence North 66°18'42" West a distance of 501.38 feet;

Thence leaving the north right of way of East Main Street and with the west property line for the following five (5) calls:

North 21°44'22" East a distance of 129.98 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°00'45" East a distance of 170.52 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°27'20" East a distance of 243.17 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°14'33" East a distance of 458.61 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°42'35" East a distance of 315.31 feet to an iron pin found with cap stamped "PLS3265", said point also being in the west right of way of I-75;

Thence with the west right of way of I-75 for the following four calls:

South 22°19'46" East a distance of 68.98 feet;

Thence South 20°23'53" East a distance of 585.05 feet;

Thence South 18°56'32" East a distance of 484.87 feet;

Thence South 18°58'16" East a distance of 356.50 feet to the point of beginning,

Containing an area of 754,079.40 square feet or 17.311 acres.

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment - Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan's Future Land Use Map shows the subject property having an urban residential land use. The Future Land Use Map supports an urban residential development on the project site. Other than the Future Land Use Map, the Zoning Map Amendment does not directly address any of the Goals and Objectives of the Comprehensive Plan.

Objective IF 2.10 of the Infrastructure and Public Facilities chapter of the Comprehensive Plan states, "Maintain or improve the capacity of the transportation road network for collector and arterials at Level of Service (LOS) "C" or higher." In order to meet this objective, the Applicant will need to demonstrate that sufficient infrastructure exists to handle the additional traffic from this development without the level of service dropping below a LOS of C.

Staff finds the application meets the requirements of Part 1 of KRS 100.213, therefore parts a and b need not be considered. While staff finds the proposed R-2 zoning district to agree with the Comprehensive Plan, the Concept Plan contains several items of concern.

CONCEPT PLAN REVIEW:

Proposed Use:

Staff looked at the residential uses in a half-mile radius and found that there are roughly 1,600 dwelling units in the area. About 47% of those are apartment units, 43% are single-family homes, and 10% are non-apartment multi-family dwelling units. Non-apartment multi-family dwelling units include townhomes, duplexes, and other similar developments. These make up what is often referred to as "missing middle housing" because most residential developments focus on detached single family or mid-rise apartment units and these in-between style dwellings are often missing from the community's housing profile.

Currently stormwater drainage from this site generally flows towards the depressed areas discussed above rather than flowing directly to nearby North Elkhorn Creek.

Access:

The proposed access for the site is from East Main Street Extended. The concept plan shows two entrances from East Main Street Extended. The concept plan shows a network of sidewalks internally, connecting to a sidewalk along East Main Street Extended.

Traffic Impact Study

The Applicant submitted a traffic impact study (dated May 9, 2019) with the concept plan. The traffic study discusses the intersection of East Main Street Extended and McClelland Circle and the two entrance locations and concludes that the proposed development will have "slight effect on the surrounding traffic network." The traffic counts used in the presented study were from February of 2019, September of 2017, and KYTC data from 2015. The City of Georgetown has recently finished upgrades to East Main Street Extended, and a new elementary school has just opened on the property adjoining the Project Site.

In order to provide a more accurate look at the impacts this development would have on the transportation network, staff recommends that any applications for Preliminary Subdivision Plats or Preliminary Development Plans for this site should be accompanied by an updated traffic impact study to determine the impacts and necessary mitigation, including offsite roadway improvements. Such a traffic study should include traffic counts on days when school is in session and the quarry is in operation.

RECOMMENDATION:

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from A-1 to R-2 with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a detailed drainage study for the area.
4. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a Traffic Impact Study to determine impacts and necessary mitigation including offsite roadway improvements.
5. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall label all sinkhole areas as non-buildable, and no residential buildings shall be located in these areas.
6. The Project Site shall be annexed into the City of Georgetown.

**DRAKE PROPERTY
ZMA-2019-36**

**Conditions of Approval
September 12, 2019**

Project: Zone change request for 17.83 acres from A-1 to R-2 (Medium-Density Residential) on the south side of East Main Extended east of McClelland Circle in Georgetown.

I have read and agree with the staff report and recommendation and conditions of approval:

Conditions of Approval:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a detailed drainage study for the area.
4. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a Traffic Impact Study to determine impacts and necessary mitigation including offsite roadway improvements.
5. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall label all sinkhole areas as non-buildable, and no residential buildings shall be located in these areas.
6. The Project Site shall be annexed into the City of Georgetown.

OK 7. The concept plan submitted is not approved due to being in violation of Ordinance. JK

[Signature]
Applicant/Authorized Agent

[Signature]
Planning Commission Secretary

9/12/19
Date
9/12/19
Date



P.O. BOX 1064 • GEORGETOWN, KY 40324 • 502•868•9100 • FAX 502•868-SIGN(7446)

Lankford & Lankford
300 East Main Street
Georgetown, KY 40324

8/2//19

Dear Mr. Lankford:

This letter is to certify amended ZONING CHANGE notification has been posted, as of this date, for the Drake property at East Main Extended & I-75 in accordance with applicable codes and/or statutes.

Photo is attached.

Thank you for affording this opportunity to again be of service to your firm and I remain

Sincerely,
LETTERMAN SIGNS, INC.

Bill Stark

BS: tws
Encl: (2)

OID	MapNumber	Name1	Name2	Name3	City/State/Zip	Complete_A
0	190-00024.000	DRAKE & DITARDI PARTNERSHIP				
1	191-10-071.000	SHORT WILLIAM & SHIRLEY		11211 N 44TH CT	PHOENIX AZ 85028-3006	E MAIN ST EXT
2	191-10-015.000	SCOTT COUNTY SCHOOL DISTRICT FINANCE COR	C/O PHILIP DRAKE	101 OCASO CT	GEORGETOWN KY 40324	101 OCASO CT
3	191-10-019.001	SCOTT COUNTY SCHOOL DISTRICT FINANCE COR		2168 FRANKFORT RD	GEORGETOWN KY 40324	1100 E MAIN ST EXT
4	191-10-022.000	HERRELL KAYLA D		2168 FRANKFORT RD	GEORGETOWN KY 40324	1120 E MAIN ST EXT
5	191-10-028.000	GILES ANDREW NELSON & VICTORIA LEE		103 OCASO CT	GEORGETOWN KY 40324	103 OCASO CT
6	191-10-032.000	SNYDER JUSTIN T		104 OCASO CT	GEORGETOWN KY 40324	104 OCASO CT
7	191-10-036.000	DAY SANDRA R		105 OCASO CT	GEORGETOWN KY 40324	105 OCASO CT
8	191-10-037.000	FLEMING JOHN & CHRISTENE		177 SANTA BARBARA BLVD	GEORGETOWN KY 40324	177 SANTA BARBARA BLVD
9	191-10-041.000	COSBY SHEYONNA JOI		106 OCASO CT	GEORGETOWN KY 40324	106 OCASO CT
10	191-10-044.000	KRUSE DONALD R & KERI A		107 OCASO CT	GEORGETOWN KY 40324	107 OCASO CT
11	191-10-047.000	VINEGAR THEIA		108 OCASO CT	GEORGETOWN KY 40324	108 OCASO CT
12	191-10-055.000	HOWARD MITCHELL T & HOLLY A		179 SANTA BARBARA BLVD	GEORGETOWN KY 40324	179 SANTA BARBARA BLVD
13	191-10-056.000	GARRETT LACHAYELA N		109 OCASO CT	GEORGETOWN KY 40324	109 OCASO CT
14	191-10-073.000	REED JOSEPH W & SANDRA		1194 OAKWOOD DR	LEXINGTON KY 40511	154 SANTA BARBARA BLVD
15	191-10-058.000	BOYD ERNEST DEAN		113 OCASO CT	GEORGETOWN KY 40324	113 OCASO CT
16	191-10-066.000	BENTLEY CHERYL K		112 OCASO CT	GEORGETOWN KY 40324	112 OCASO CT
17	191-10-068.000	EDWARDS LIVING TRUST THE	HENRY & BEVERLEE EDWARDS TRUSTEES	41 STAFFORDSHIRE CT	GROVE CITY PA 16137-4453	139 SANTA BARBARA BLVD
18	191-10-069.000	BOWEN BRANDON S		188 SANTA BARBARA BLVD	GEORGETOWN KY 40324	188 SANTA BARBARA BLVD
19	191-10-061.000	HUGHES BRENDA G		187 SANTA BARBARA BLVD	GEORGETOWN KY 40324	187 SANTA BARBARA BLVD
20	191-10-062.000	LESTER ROBERT II & MICHELE RAMEY		186 SANTA BARBARA BLVD	GEORGETOWN KY 40324	186 SANTA BARBARA BLVD
21	191-10-064.000	WRIGHT RICHARD W	C/O MELISSA GLENN	109 LA COSTA DR	GEORGETOWN KY 40324 8678	111 OCASO CT
22	191-10-074.000	WRIGHT BRITTANY & JUSTIN		114 OCASO CT	GEORGETOWN KY 40324	114 OCASO CT
23	191-10-075.000	RUGGLES RHONDA A		191 SANTA BARBARA BLVD	GEORGETOWN KY 40324	191 SANTA BARBARA BLVD
24	191-10-077.000	NEAVES DAVID ALLEN & PATRICIA DIANE		190 SANTA BARBARA BLVD	GEORGETOWN KY 40324	190 SANTA BARBARA BLVD
25	191-10-079.000	THOMPSON DONALD E JR & ANGELA M MULLINS-		115 OCASO CT	GEORGETOWN KY 40324	115 OCASO CT
26	191-10-081.000	KEENE MICHAEL R & BRENDA J		193 SANTA BARBARA BLVD	GEORGETOWN KY 40324	193 SANTA BARBARA BLVD
27	191-10-082.000	HUDSON HELEN C IRREVOCABLE TRUST	HUDSON, HOPPERTON & SCHLUETER TRUSTEES	117 OCASO CT	GEORGETOWN KY 40324	117 OCASO CT
28	191-10-083.000	TRAL TRACY		146 OCASO CT	GEORGETOWN KY 40324	116 OCASO CT
29	191-10-084.000	ALLEN DAWN MARIE & KENNETH		148 SANTA MONICA DR	GEORGETOWN KY 40324	148 SANTA MONICA DR
30	191-10-123.000	MCKENZIE JASON PATRICK		105 VALDEZ CIR	GEORGETOWN KY 40324	105 VALDEZ CIR
31	191-10-120.000	PURDIN TIMOTHY & SADIE		119 VALDEZ CIR	GEORGETOWN KY 40324	119 VALDEZ CIR
32	191-10-121.000	BRITT ROBERT T		107 VALDEZ CIR	GEORGETOWN KY 40324	107 VALDEZ CIR
33	191-10-122.000	WILLIAMS JOYONDA S		146 SANTA MONICA DR	GEORGETOWN KY 40324	146 SANTA MONICA DR
34	191-10-085.000	MCCOMBS CHARLES E SR & ELIZABETH L				
35	191-10-087.000	RICHFIELD FARM HOA				
36	191-10-088.000	DRAKE & DITARDI PARTNERSHIP				
37	191-10-090.000	SMITH AMY J				
38	191-10-091.000	PERRETT SHIRLEY B				
39	191-10-092.000	HOWARD GRANT A				
40	191-10-093.000	BURNS ROBERT M & KARMA J AMARAL				
41	191-10-094.000	CABA JAMES MICHAEL & LINDA SUE				
42	191-10-095.000	RICHFIELD FARM HOA				
43	191-10-098.000	JUSTICE SHERRY R				
44	191-10-099.000	VANCE MAXINE				
45	191-10-100.000	WASHRINGTON SONYA				
46	191-10-101.000	WALDRIDGE MANSON				
47	191-10-102.000	BENSON RICKY R				
48	191-10-103.000	IRONWORKS ESTATES INC				
49	191-10-104.000	IRONWORKS ESTATES INC				
50	191-10-105.000	PRINE MATTHEW DAVID				
51	191-10-106.000	BULTER TIMOTHY A				
52	191-10-109.000	BOGGS ETHAN R				
53	191-10-110.000	HERNANDEZ CESAR A GOMEZ & MARIA NARANJO				
54	191-10-111.000	BACON SCOTT				
55	191-10-112.000	HICKERSON BARRY L				
56	191-10-113.000	COOK KEVIN				
57	191-10-114.000	WILLIAMS JACK L & JANET B				
58	191-10-115.000	BUCHANAN LATISHA R				
59	191-10-116.000	DAVIS JOHANATHAN K & CHANYA M				
60	191-10-118.000	OMNI HOMES LLC				
61	191-10-119.000	LEWIS MARY				
62	191-10-124.000	BLACKBURN JEREMY T & AMANDA J				
63	191-20-001.000	DRAKE & DITARDI PARTNERSHIP	C/O PHILIP DRAKE	11211 N 44TH CT	PHOENIX AZ 85028-3006	E MAIN ST EXT
64	191-20-002.000	DRAKE & DITARDI PARTNERSHIP	C/O CROWN CASTLE GT	4017 WASHINGTON RD PMB 353 - TAX DE	GEORGETOWN KY 40324	1250 E MAIN ST
65	191-20-003.000	GILLIS ARTHUR J		122 VALDEZ CIR	GEORGETOWN KY 40324	122 VALDEZ CIR

Legal Description - Drake & DiTardi

A certain parcel of land located in Georgetown, Scott County, Kentucky with an address of 1140 East Main Street and more particularly described as follows:

Beginning at a point in the west right of way of I-75, said point also being at the intersection of the north right of way of East Main Street, said point being monumented by concrete right of way marker;

Thence leaving the west right of way of I-75 and with the north right of way of East Main Street for the following five (5) calls:

South 69°38'46" West a distance of 162.62 feet to a concrete right of way marker;

Thence South 69°57'12" West a distance of 98.81 feet to a concrete right of way marker;

Thence along a curve to the right with an Arc Length of 191.17 feet, with a radius of 425.32 feet, with a Chord Bearing of North 79°55'31" West and a Chord Length of 189.57 feet;

Thence North 68°17'00" West a distance of 121.20 feet;

Thence North 66°18'42" West a distance of 501.38 feet;

Thence leaving the north right of way of East Main Street and with the west property line for the following five (5) calls:

North 21°44'22" East a distance of 129.98 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°00'45" East a distance of 170.52 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°27'20" East a distance of 243.17 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°14'33" East a distance of 458.61 feet to an iron pin found with cap stamped "PLS3265";

Thence North 22°42'35" East a distance of 315.31 feet to an iron pin found with cap stamped "PLS3265", said point also being in the west right of way of I-75;

Thence with the west right of way of I-75 for the following four calls:

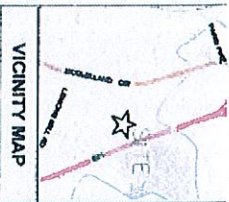
South 22°19'46" East a distance of 68.98 feet;

Thence South 20°23'53" East a distance of 585.05 feet;

Thence South 18°56'32" East a distance of 434.87 feet;

Thence South 18°58'16" East a distance of 356.50 feet to the point of beginning,

Containing an area of 754,079.40 square feet or 17.311 acres.



OWNER: Drake & Family Partnership
 101 Main Street, Suite 100
 Georgetown, KY 40324

DESIGNER: Thoroughbred Engineering
 P.O. Box 481, Lexington, KY 40508
 (502) 263-4758

PROJECT: Zone Change Concept Plan
 1140 E. Main Street, Georgetown, KY

DATE: 11/15/2019

SCALE: 1" = 20' (Horizontal)
 1" = 40' (Vertical)

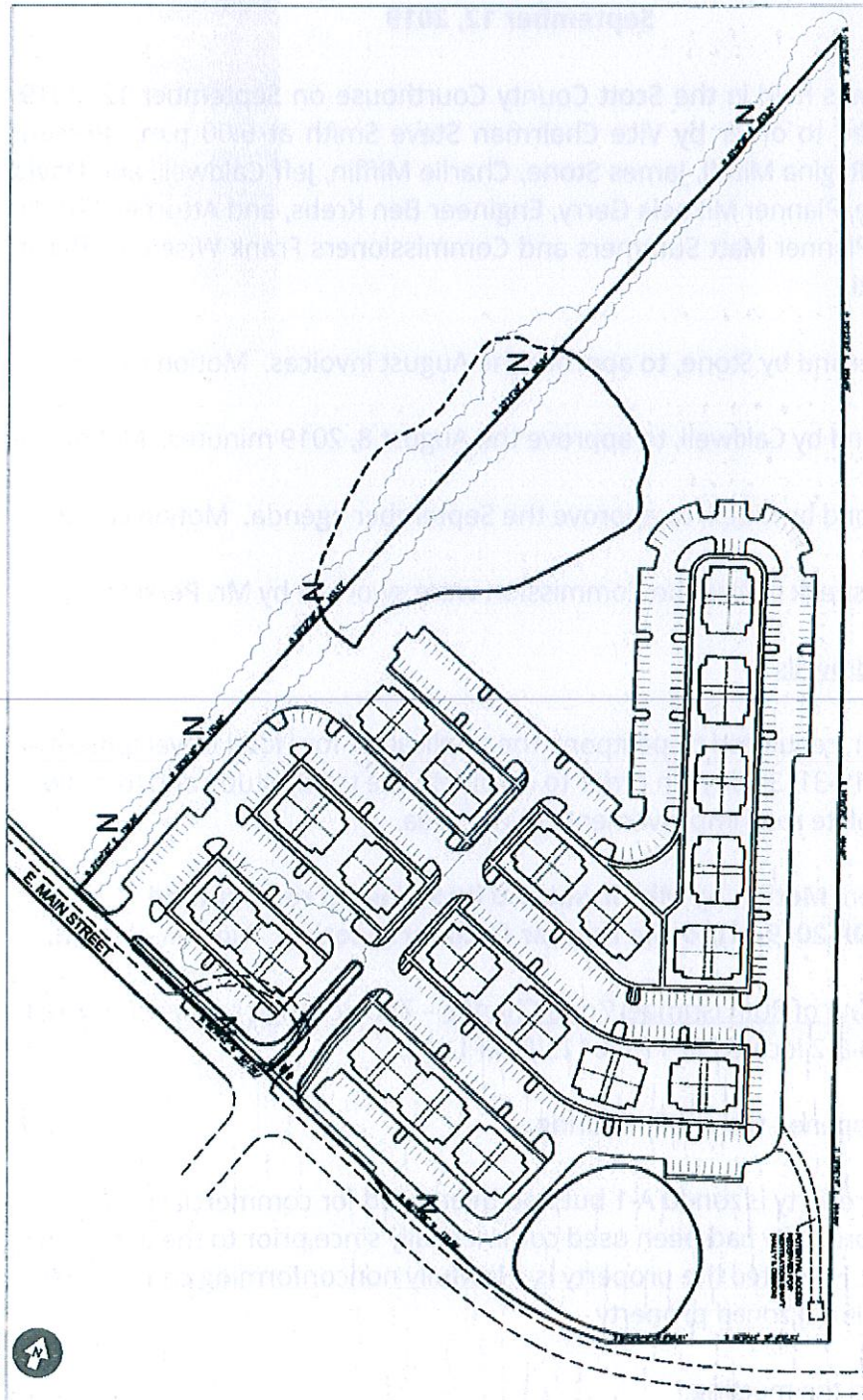
PROJECT NO.: TH-19-001

DATE OF PRELIMINARY PLAN: 11/15/2019

DATE OF FINAL PLAN: 11/15/2019

DATE OF CONSTRUCTION: 11/15/2019

TYPICAL ROAD SECTION A-A
 (SEE DETAIL FOR ROAD SECTION A-A)



GRAPHIC SCALE
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

SH1

ZONE CHANGE CONCEPT PLAN
DRAKE FAMILY TRUST
 1140 E. MAIN STREET, GEORGETOWN, KY



THOROUGHbred ENGINEERING
 P.O. BOX 481, LEXINGTON, KY 40508
 (502) 263-4758
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IFC SPECIAL INSPECTION, MATERIAL TESTS, ETC.
 ON-CD CONSTRUCTION SERVICES

He stated the property is shown as commercial on the future land use map. He stated the property is now on septic and any redevelopment would require public sewer. He stated the property would need to be annexed into the City limits. He stated any Preliminary Development Plans for the site would need to include a sidewalk.

Peggy Petty, applicant, stated the family has no plans for the property. She stated the family wants to sell the property to settle her mother's estate.

Rita Green, 101 Dogwood Drive, stated she has concerns about what is to be developed on the property since her home is located by the property, and if a wall could be built between the property and her home.

Mr. Kane stated if the property is redeveloped the application would have to be presented to the Planning Commission and the development plan must include a buffer and landscape. He stated another possible access might be available to the Bypass when redevelopment occurs.

Commissioner Mifflin questioned Ms. Petty if the current business renting the property would be interested in buying the property. She stated she had been told that the business had bought other property. She stated they are on a month to month lease.

Chairman Sulski closed the public hearing.

After further discussion, Motion by Mizell, second by Smith, to recommend approval of the rezoning request (ZMA-2019-33) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.

FSP-2019-34 Tina Romano Property -- Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres located north of Harbor Village Drive and west of Cincinnati Pike.

Ms. Gerry stated the property is zoned R-3. She stated the applicant received a permit in 2016 for the proposed entrance. She stated there is a proposed access and utility easement to reach the site because the 5-acre tract does not have road frontage.

Kandice Whitehouse stated once the land is divided it is being donated to Elizabeth's Village.

After further discussion, Motion by Mifflin, second by Mizell, to approve the Final Subdivision Plat (PDP-2019-34) subject to four (4) conditions of approval. Motion carried.

After further discussion, **Motion by Smith, second by Caldwell, to recommend approval of the rezoning request (ZMA-2019-36) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.**

PDP-2019-37 Georgetown Internal Medicine – Preliminary Development Plan to construct a 45,000-square foot medical office building located at 1100 Lexington Road and 140 Mount Vernon Drive.

Ms. Gerry stated the property is zoned B-2. She stated the proposed building would be located off Lexington Road with the overflow parking located off Mt. Vernon Drive.

She stated the applicant meets the threshold for requiring a traffic study but did not submit one.

She stated the proposed number of parking spaces meets the requirement. She stated the 8 proposed parking spaces along Vikram Path and 2 parking spaces closest to Vikram Path intersection, will need to be removed on the Final Development Plan.

She stated that staff would like the proposed gate at the end of Vikram Path to be removed before the Final Development Plan is submitted.

She stated that sidewalk access to Lexington Road and landscaping must be addressed before Final Development Plan approval.

Commissioner Smith questioned if bicycle parking was proposed on the Preliminary Development Plan.

Steve Garland, Integrated Engineering, and Tom Cheek, architect, stated that bicycle parking would be a good idea.

Mr. Garland stated that the easement connection to the hospital is being worked on. He stated they can remove the 8 parking spots along Vikram Path and 2 parking spots close to the intersection.

He stated the interior landscaping will be revised before the Final Development Plan.

He stated due to the grading, they have not decided how to add the sidewalk access to Lexington Road.

He stated due to a miscommunication the traffic study had not been done.



Georgetown-Scott County Planning Commission
Planning · Engineering · GIS

To: Honorable Mayor Prather and City Council Members
From: Joe Kane, Director of Development Services
Date: October 24, 2019
Subject: Drake Zone Change from A-1 to R-2

Please find attached the planning staff report prepared and presented to Planning Commission for the zone change public hearing on September 12th 2019. Also included are the remaining items presented or submitted into the record. After taking testimony from interested parties, the Planning Commission recommended Approval of the requested zone change by a unanimous vote. A video and audio recording of the public hearing is available upon request.

The property is within the Georgetown Urban Service boundary, but is not currently annexed into the city limits Georgetown. The Georgetown City Council has ninety (90) days from the date of final Planning Commission action (December 11, 2019) to take action on this application or it will be approved by matter of law.

Sincerely,

Joe Kane, LEED AP, AICP
Director

cc: Andrew Hartley
Charlie Perkins
Bruce Lankford